

Town of West Hartford
Conservation and Environment Commission
Meeting Minutes
September 25, 2017, 7:00 PM
Town Hall, Room 314

9/28/17 P. Nevins 10.2.17
D. Whitney LATE
R. Savin ITEMS
J. Kemper 3, 6 + 9
T. Dumais
B. Birmingham

The Commission was called to order at 7:08pm.

Roll Call: Matt Macunas, Chen Lu, Jessica Schaeffer-Helmecki, and Stefanie Wnuck were in attendance.

Old Business: The Commission did not have a quorum; Matt Macunas motioned to table approval of the meeting minutes from August 28, 2017.

Communications and News: As of September 25, 2017, Katie Reilly has resigned from the Commission, effectively immediately. The Commission thanked Katie for her service.

New Business:

- IWW#3
10.2.17
1. **23 Winterset Lane-** Application (IWW #1066) of Patrick Nevins, Applicant/Property Owner, requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes to perform minor site work in the backyard of the property including, remove tree stumps, deposit and grade fill and topsoil.

Applicant and property owner Patrick Nevins was present. The applicant proposes to remove an estimated 8-9 tree stumps and other debris from the site, and to bring in fill and topsoil to conduct minor grading of the backyard. The purpose of the proposed activities is to establish a level, grass backyard. The site is approximately 72 feet by 55 feet.

A watercourse runs almost entirely off-site of the property, on common property along the western boundary. The applicant stated that previous property owners had confirmed an absence of active wetlands on the property, and that the designation was based upon soil mapping from the 1960s. The applicant proposes taking steps to prevent disruption of the watercourse, including installing silt fencing along the western boundary of the site and avoiding gradation activities within 25 feet of the watercourse. In addition, none of the existing vegetation along the watercourse will be removed. The fill and topsoil will be trucked in, transported by compact loaders along the southern boundary of the property.

The entire backyard is located within the upland review area and is mapped as wetlands. The applicant is not requesting a map amendment. The applicant notes the previous property owner as well a neighboring property owner have conducted regulated activities in the past, which were determined by the Inland Wetlands and Watercourses Agency to be non-significant. Soil scientist Michael Klein of Davison Environmental conducted an assessment of the site and noted the only remaining presence of wetlands on the property are located in the southwest corner. The applicant anticipates the project will be completed in less than one week from the start date, and is hoping to complete the project this fall.

*IWW#9,
16.2.17*

2. **38 Wood Pond Road**- Application (IWW #1070) of Jack Kemper, Architect, on behalf of Robert Norman and Laura Craco (R.O.'s), requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes to raze the existing residence and construct a new approximately 4,340 s.f. home and perform associated site improvements.

Representing the applicants Robert Norman and Laura Craco were Jack Kemper, Architect and Dave Whitney, Engineer at David F. Whitney Consulting Engineers, LLC.

The applicant proposes to deconstruct and demolish the existing residence and build a new home (4,340 square feet) on the 0.8 acre property. The applicant initially explored making modifications to the existing house before deciding on new construction. The house is designed around the cove of the lake, and will be 23 feet deep. The basement is designed at a water-surface elevation of 171 (NAVD 1988), which will be slightly higher than the existing house. The applicant proposes to construct a patio with a four-foot retaining wall. Plans will likely be modified to bring the patio closer to the house (and further from the lake) than is depicted in the current design plans, in an effort to reduce the amount of fill deposited near the lake. The applicant also proposes to add a second driveway, pending approval. In total, approximately 3,200 additional square feet of impervious surface is proposed. The applicant will likely propose additional lighting in the final plans.

The entire site is located within the upland review area. To minimize the impacts of the project, double row silt fence with hay bales will be installed along the lakefront. Michael Klein, Soil Scientist at Davison Environmental, will survey the edge of the water and extent of wetlands. The applicant proposes to remove six large trees, leaving another 30 trees untouched. The applicant proposes to install two rain gardens and two

additional infiltration beds in open spaces on the property to mitigate increased flow from the increase in impervious surfaces. The aim of installing rain gardens is to achieve no net change in runoff from the current property.

Staging and equipment will be stationed at the front of the house, utilizing the existing driveway. The applicant notes that Habitat for Humanity will be removing items from existing home during the deconstruction phase. In response to a question from the Commission, the applicant noted the silt fencing could be installed before the deconstruction phase. During the demolition phase, the applicant proposes to start with the second floor, and subsequently demo the first floor into the basement level to minimize impact to the site.

The applicant presented initial building plans to the Woodridge Lake Association, and reported there were some concerns about erosion on the northern area of the site, which will be examined more closely by a soil scientist. The applicant also plans to install a floating dock, subject to the Association guidelines.

The applicant offered to return to the Commission in October to provide an update as plans are still being modified, and the Commission encourages the applicant to do so.

- IWW#6.
10.2.17
3. **54 Sunset Farms Road** - Application (IWW #1068) of Robert Savin, record owner, requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes to construct a new single-family home and associated site amenities include in ground pool and septic system.

Representing the applicant is Brian Denno, Land Surveyor (attending on behalf of William Ferrigno of Sunlight Construction, Inc.) and Michael Klein, Soil Scientist at Davison Environmental. Applicant and property owner Robert Savin was also present.

The applicant proposes to construct a new 4,900 square foot single-family home with a 1,200 square foot finished walkout basement, terrace, future pool, and a gravity-fed septic system to be located along the eastern side of the property. Electric, water, and natural gas utility connections to the property will also need to be set up. The property was split from 60 Sunset Farms Road into two properties, and the existing site is currently a wooded area.

The applicant had begun tree removal activities in the upland review area. Todd Dumais, Town Planner notified the applicant on August 28, 2017 of an inland wetlands and

watercourse violation and to cease tree removal activities immediately. The applicant reports no additional clearing has been done since.

Michael Klein of Davison Environmental surveyed the wetland boundaries of 60 Sunset Road in 1998, prior to the subdivision of the property, and concluded wetlands were not present on the property. However, the previous owner did not seek a map amendment to reflect the change. Michael Klein surveyed the site again in September 2017 and confirmed there are no wetlands present on the property. The watercourse is a constructed channel located on the adjacent property. Klein noted the land adjacent to the channel has been previously modified due to residential development. Since the watercourse is not accessible from the site, Klein proposes to conservatively designate the upland review area as a straight line across the backyard of the property, along the northeast corner of the site.

The septic system and proposed grading activities lie within the upland review area, although in his written comments Klein stated the septic system will have no impact on the stream. The applicant proposes to create 35 foot wide buffer area from the eastern edge of the property line to re-vegetate with native species, including evergreens and fruiting trees. The applicant also proposes to install construction fencing around existing trees.

Adjournment motioned by Matt Macunas, seconded by Stefanie Wnuck.